164.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,001,400 / 1,001,400
					USE VALUE:	1,001,400 / 1,001,400
					ASSESSED:	1,001,400 / 1,001,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-2A	HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARONSON JAMES N
Owner 2:	BREEN MARY P
Owner 3:	
Street 1:	2-A HARVARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARONSON JAMES N -
Owner 2:	-
Street 1:	2-A HARVARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,157 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3176 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5157.000	599,100		402,300	1,001,400
Total Card	0.118	599,100		402,300	1,001,400
Total Parcel	0.118	599,100		402,300	1,001,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.30 | /Parcel: 315.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

108724

GIS Ref

GIS Ref

Insp Date

07/27/18

!12717!

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	599,100	0	5,157.	402,300	1,001,400	1,001,400	Year End Roll	12/18/2019
2019	104	FV	438,200	0	5,157.	402,300	840,500	840,500	Year End Roll	1/3/2019
2018	104	FV	438,200	0	5,157.	356,300	794,500	794,500	Year End Roll	12/20/2017
2017	104	FV	411,100	0	5,157.	298,800	709,900	709,900	Year End Roll	1/3/2017
2016	104	FV	411,100	0	5,157.	298,800	709,900	709,900	Year End	1/4/2016
2015	104	FV	366,600	0	5,157.	258,600	625,200	625,200	Year End Roll	12/11/2014
2014	104	FV	366,600	0	5,157.	250,000	616,600	616,600	Year End Roll	12/16/2013
2013	104	FV	381,300	0	5,157.	237,900	619,200	619,200		12/13/2012

PRINT

Date	Time
12/11/20	02:46:45

LAST REV

Date	Time
08/15/18	08:44:29
mmcmakin	
12717	

USER DEFINED

Prior Id # 1:	108724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARONSON JAMES N	54212-486		1/27/2010	Convenience	1	No	No		
STAUBER HELENA	22342-144		8/28/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2016	1262	New Wind	18,600	C				
8/20/2013	1256	Manual	10,000	C				
1/23/2004	39	Redo Kit	110,695	C		G6	GR FY06	FIN ATTIC W/ MASTE
8/20/2003	700	Porch	14,000	C		G6	GR FY06	REPAIR/REBUILD FR
5/6/2003	332	Redo Bat	10,800					
5/3/2002	320	Redo Kit	3,000	C				REHAB KITCHEN/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	189	PATRIOT
1/21/2005	Permit Visit	BR	B Rossignol
4/21/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5157		Sq. Ft.	Site		0	70.	1.11	8									402,298						402,300	

Total AC/HA: 0.11839 | Total SF/SM: 5157 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 402,298 | Spl Credit | Total: 402,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98060453
Const Adj.:	0.99980003
Adj $ / SQ:	166.669
Other Features:	138000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	735985
Depreciation:	136893
Depreciated Total:	599092

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
1	5	2	1
Totals			
2	12	5	

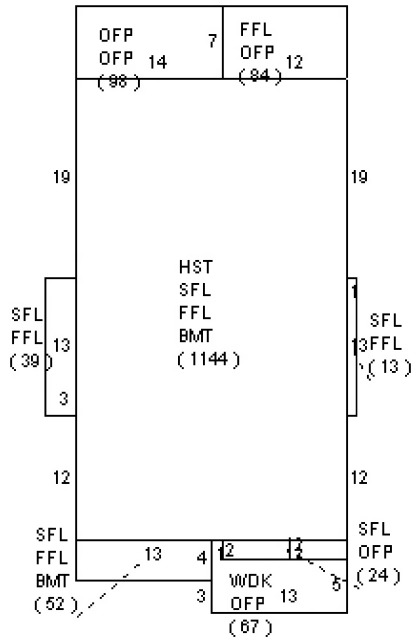
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.67
Special Features:	0	Val/Su Net:	124.55
Final Total:	599100	Val/Su SzAd	188.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,332	166.670	222,004
SFL	Second Floor	1,272	166.670	212,004
BMT	Basement	1,196	50.000	59,801
HST	Half Story	572	166.670	95,335
OFP	Open Porch	371	20.940	7,770
WDK	Deck	67	16.000	1,072

Net Sketched Area:	4,810			Total:	597,986
Size Ad	3176	Gross Are	5382	FinArea	3176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

164.0-0003-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	